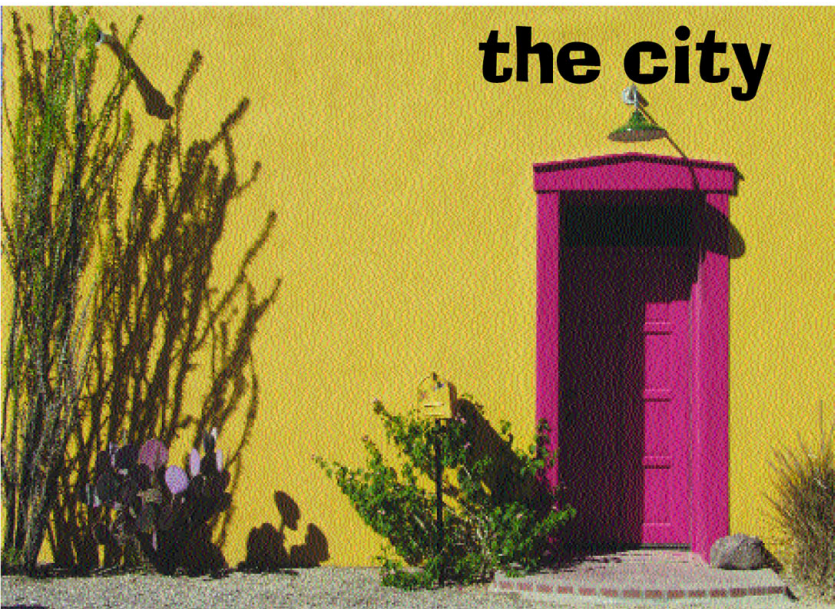




**Part of the
heart of
the city**



Guide to
Downtown
Tucson
Housing
Opportunities








New residents and the housing they will require are the keys to the successful revitalization of Downtown Tucson

Tucson's Downtown is becoming the Heart of the City

Thanks to widespread interest and community support for Río Nuevo, Tucson's Downtown revitalization project, we're on the way to building a true "Heart of the City". Río Nuevo will create a vibrant experience in Downtown Tucson for citizens and visitors through the development of new attractions, shopping, restaurants, and office space.





With new transit, commercial, entertainment and cultural projects in the works, new housing must be developed to accommodate an increase in Downtown residents.

Housing prospects in Downtown offer a variety of opportunities –





-  Higher density, mixed use projects.
-  Small-scale infill.
-  Historic preservation and renovation of existing housing.
-  Conversion of non-residential property to housing.
-  New construction in planned developments and emerging Downtown districts.

The City's Downtown Vision for Housing is a Practical Vision

The City of Tucson's housing goals for downtown, recently declared a "Housing Development Area" under state law, are well thought out and based on market research and study. Interim goals include:

-  2,000 new housing units in Downtown
-  1,000 of those in the Downtown core
-  A density of 10,000 residents per square mile
-  Encouraging renovation and re-use

The City's Supporting Role in New Housing

-  Provide infrastructure
-  Provide financial and tax incentives
-  Offer City-controlled property for development or partnership
-  Simplify conversion of existing structures to housing use

We've thought of that –














Residential Incentives for Downtown

The City's SMART Housing Program sets the Vision for the Downtown Housing of the Future

SMART stands for
housing that is:

Safe and Secure
Mixed Income
Accessible to
Services
Responsive to the
Environment
Tucson Design
Solutions
Friendly

A Downtown Incentives package has been created to offer additional benefits for Downtown housing and business development. For more information call the Río Nuevo Office at 520-791-5580.

-  Building Fee Waivers up to \$10,000
-  Construction Sales Tax/Public Improvement Investment Fund
-  Río Nuevo and Downtown Overlay Zone
-  Historic Tax Credits
-  Housing Rehabilitation Assistance
-  Empowerment Zone Federal Tax Credits & Business Incentive Packages
-  Enterprise Zone State Income Tax Credits
-  Government Property Lease Excise Tax Reduction
-  Pima County Wastewater Sewer Credits
-  Financial Incentives for Mixed-Income Development
-  Brownfield Assessment and Remediation Funding
-  Development Services “Downtown Ambassador” Streamlined Assistance
-  Simplified Adaptive Reuse Process (New Jersey Rehabilitation Code)

Become a Part of the Heart of the City

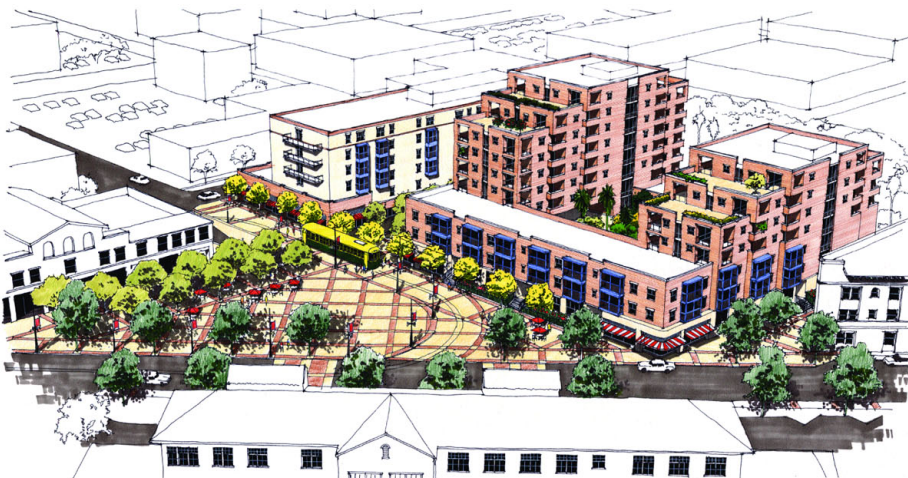
Downtown is where you belong

**For more information about
Downtown Housing opportunities
contact:**

Río Nuevo Office 520-791-5580
52 West Congress

Community Services Office
520-791-4171
310 N. Commerce Park Loop,
Santa Rita Bldg. 2nd floor

Visit the Río Nuevo website –
www.cityoftucson.org/rionuevo



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